



August 30, 2016

**Legislative and
Regulatory Services
Department**

Mr. & Mrs. J. Bocskei
2360 Forbes St.
Victoria, BC
V8R 4B6

**Bylaw and Licensing
Services Division**

Re: 2360 Forbes St. / Bylaw File #46560
2370 Forbes St. / Bylaw File #46514

1 Centennial Square
Victoria BC V8W 1P6

Dear Sir/Madam,

This letter is to advise you that the enforcement file(s) related to your property at 2360 and 2370 Forbes Street have come up for review. I have carefully reviewed the records and will summarize both; the bylaw violations that have been identified to exist upon your 2 properties and the effort that the City of Victoria has gone too in order to gain your voluntary compliance to address these violations.

These properties first came to the attention of the Bylaw Division in August 2014 upon receipt of a complaint that you had installed a self-contained suite in the basement of one structure and a self-contained suite in the accessory building at the rear of the second structure. An inspection conducted on October 30, 2014 confirmed that you had, in fact, completed the work as alleged.

The inspection revealed a self-contained dwelling unit in the basement of 2360. This dwelling unit contained potential safety hazards related to a substantial amount of work that had been done without the required building, plumbing, and electrical permits and/or inspections. Similarly, the inspection of 2370 revealed a self-contained dwelling unit in the accessory building, and the partial development of the basement in the main structure. These improvements were also made without the required permits and/or inspections and contained potential safety hazards.

You were directed in writing in November 2014 (see enclosed letters) to make application for and obtain the building, plumbing, and/or electrical permits require to return both properties to their approved use and configurations. To date, there is no record that you have applied for any permits to legalize either of the 2 suites and/or to remove them. The matter has gone unresolved now for more than a year and a half and we have reached the point where we need to see progress being made to bring this property into compliance with City bylaws.

Unless you can demonstrate that effort is being made to rectify this situation we will have to commence enforcement action to compel compliance with our bylaws. Such action can include the issuance of fines, the placing of a notice on land title, or a hearing before Council to obtain a remedial action order or additional legal action through the courts.

To Contact

Telephone: 250.361.0215

Fax: 250.361.0205

E-Mail: bylawenforcement@victoria.ca

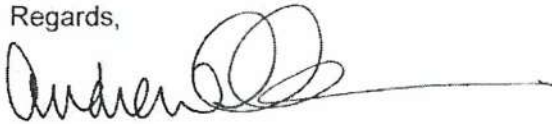
Web: www.victoria.ca

and Esquimalt, Nanaimo, and the territories we live and work
"Hay swx qa"

While the preferred course of action is for you to voluntarily comply with our bylaws and bring your property into compliance, failure on your part to take such action within 30 days from the date of this letter will result in us pursuing one or more of the enforcement actions outlined above.

If you have any questions or require additional information please don't hesitate to contact me directly at 250.361.0578 or by email at adolan@victoria.ca.

Regards,

A handwritten signature in black ink, appearing to read 'Andrew Dolan', followed by a long horizontal line extending to the right.

Andrew Dolan
Senior Bylaw Officer
Bylaw & Licensing Services
City of Victoria

Cc: Reed Cassidy, Building Inspector
Mike Staples, Electrical Inspector
Andy Wilson, Plumbing Inspector
Karen Brown, Coordinator – Permits & Inspections
Bylaw File #46560 + #46514